

**ADDITIONAL LOTS  
RURAL PROPERTY AUCTION WEDNESDAY 22ND JULY 2009  
AT THE GRANGE MOOR HOTEL, ST MICHAELS ROAD,  
MAIDSTONE, KENT**

**LOTS 8 & 9 to be offered as part of our Collective Rural Property Auction  
Stipulations and General Conditions of Sale are set out within the main  
catalogue would also apply to Lots 8 & 9.**

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**RHODE FRUIT FARM, SEED ROAD, DODDINGTON, SITTINGBOURNE, KENT,  
ME9 0NN**

**Farm Buildings together with mainly Queen Cox Orchards in an elevated position  
In all some 28.89 Acres (11.69 Hectares)**

**For Sale as Whole or in 2 Lots**



**SITUATION:** The Farm is situated in an elevated rural position on the North Downs midway between the A20 and the A2 roads. The farm lies on the outskirts of the village of Doddington and enjoys far reaching views to the north over adjacent countryside. There is easy access to the A20 (2.5 miles) and the A2 (6 miles) which in turn lead to the major towns of Faversham and Sittingbourne to the north (6.5 miles) and Maidstone (13 miles) and Ashford (15 miles) to the south.

**VIEWING:** Land at any reasonable time. The Buildings by prior appointment with the Auctioneers on 01892 832325.

**DIRECTIONS:** See attached location plan.

**SERVICES:** Mains electricity and water connected to Lot 8. Arrangements for the extension of the supplies to Lot 9 to be set out in the Pre-Auction Legal Pack.

**TENANT RIGHT:** The Vendor will reserved the right to take the 2009 growing crop of fruit and will reserve the right to re-enter onto the farm in order to carry out farming operations associated with the growing of the fruit and harvesting the crop.

**COMPLETION:** 28 days after the sale.

**LOCAL AUTHORITY:** Maidstone Borough Council, 13 Tonbridge Road, Maidstone, Kent, ME16 8HG

**NOTES:** Prospective purchasers should be aware that the ownership of common windbreaks will be indicated by inward facing 'T' marks as showing on the sale plan.

**FENCING LOT 8:** The purchaser of Lot 8 will be required to erect and thereafter maintain sound stock proof fences along the newly created boundaries as shown on the auction sale plan between point X, Y and Z within 3 months of Completion.

**ACCESS:** The purchaser of Lot 8 will be granted a right-of-way at all times and for all purposes over that part of the entrance driveway showed hatched on the sale plan which forms part of Lot 9, subject to contribution towards future maintenance.

**SOLIITOR:** Kingsfords, 5/7 Bank Street, Ashford, Kent, TN23 1BZ.  
Telephone: 01233 665544 Fax: 01233 645836  
Email: jde@kingsfords.net  
For the attention of Mr J Edmonds

## LOT 8

### THE OLD PACKHOUSE, RHODE FRUIT FARM, DODDINGTON, SITTINGBOURNE, KENT, ME9 0NN

**Farm building and 3.72 Acres of Orchard**

**GUIDE PRICE: £60,000 - £70,000**

Approached over the shared right-of-way of Seed Road the property comprises an Agricultural Building together with Orchard Land extending to 3.72 Acres. The building which has a generous concrete front apron comprises a general Store/Workshop 64' (19.5m) x 50' (15.25m). A fully enclosed Store of block wall construction under a pitched corrugated fibre cement roof with corrugated fibre cement sheeted upper elevations. The building has double sliding doors at both ends and a separate personnel door through to a wash room and a chemical wc. The property is sold with Orchard Land extending to some 3.72 Acres and includes "Rhode Orchard", an established Queen Cox Apple



## LOT 9

### RHODE FRUIT FARM, SEED LANE, DODDINGTON, SITTINGBOURNE, KENT, ME9 0NN

A modern Farm Building together with established Orchards totalling some 25.17 Acres (10.18 Hectares).

**GUIDE PRICE: £170,000 - £190,000**

Approached over the shared right of access off Seed Road (the freehold of the road belonging to Lot 9) the property enjoys a secluded rural location. The Orchards are all productive Queen Cox and Cox's Orange Pippin with a small amenity area of Woodland. The Orchards lay between 117m and 140m contour making it a relatively frost free site and the fruit is more particularly described in the following schedule.

REFERENCE	ORCHARD	PLANT/ROOT STOCK	AGE	ACREAGE
B	Bank Orchard	Queen Cox (17' x 12') on MM106	1992	4.82
D	Cuckoo Wood	Established Queen Cox (17' x 12') on MM106 & M9	1993	6.30
F	Sparks No.1	Queen Cox (15'6 x 10') on MM106 & M9	1991	2.10
G	Slade	Cox's Orange Pippin (16' x 10') on MM106	1975	3.42
H	Sparks No. 1	Queen Cox (15'6 x 10') on MM106	1986	6.36
	Woodland			1.90
	Yard & Tracks			0.27
				<b>25.17 Acres</b>

**NOTE:** The purchaser of Lot 9 will have the right to connect to the existing water and electricity supply in Lot 9 subject to installing appropriate check meters.



